

CITY OF ALAMO HEIGHTS
CITY COUNCIL
May 8, 2009

A special meeting/work session of the City Council of the City of Alamo Heights, Texas was held at the Council Chambers, 6120 Broadway, at 8:30 a.m. on Friday, May 8, 2009.

Present and composing a quorum were:

Mayor Louis Cooper
Mayor Pro-Tempore Jill Souter
Councilman Stan McCormick
Councilman Bobby Rosenthal
Councilman Bill Kiel
Councilwoman Susan Harwell

Also attending were:

City Manager Rebecca Waldman
City Attorney Mike Brennan
Assistant City Manager/Public Works Director Shawn P. Eddy
Assistant to City Manager/Information Technology Manager Marian Ramirez
Finance Director Cynthia Barr
Community Development Director Ann McGlone
Human Resource Manager/Deputy City Secretary Judith E. Surratt
City Secretary Jennifer Reyna
Fire Chief Bill Hagendorf
Police Chief Rick Pruitt

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Mayor Louis Cooper opened the meeting at 8:42 a.m.

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Ted Flato, Bob Harris, Brantley Hightower, and Rebecca Bruce represented Lake/Flato Architects. Bob Harris, Architect, presented the proposed preliminary floor plans and preliminary schematic design of the facilities.

Mr. Harris began his presentation by identifying the public parking for the facilities along Bluebonnet Boulevard and Broadway.

Mr. Harris informed City Council that the proposed Fire Station is a two-story facility facing Broadway Street. Mr. Harris displayed the kitchen, office quarters, and dormitory arrangements and apparatus bay.

Mr. Harris then presented the preliminary schematic design for the City Hall/Police Station which is proposed as a two-story facility along Broadway Street, just north of the Fire Station's apparatus bay. The Council Chambers is proposed as a one-story building at the corner of Blue Bonnet Boulevard and Broadway Street.

Mr. Harris stated that he is working closely with Police Chief Rick Pruitt regarding secured areas and a vestibule within the facility. In addition, the Police Department will be securely separated from the City Hall offices and part of the two-story facility.

The proposed facility site utilization scheme included three courtyards on site: Broadway court, City court and Tower court. The Broadway court would be located in front of Council Chambers, the City court would be located in the center surrounded by the Council Chambers and City Hall/Police Station and the Tower court will be under the "tin-man" water tower.

Councilman Stan McCormick questioned the accessibility to certain departments such as Public Works. He was informed that the customer service personnel addressing utility, municipal court and community development concerns will be located on the first floor. The City Manager, Assistant City Manager/Public Works Director, Assistant to City Manager/Information Technology Manager, Human Resources Manager/Deputy City Secretary, and the City Secretary will need to be located on the second floor of City Hall due to the small footprint of the building.

Mr. Harris informed Council that they are considering stucco and concrete for the exterior of the buildings which will be tied together by a low stone wall. Lighting was also noted to be an important element to consider for the purposes of energy efficiency and quality of space.

Councilman Bobby Rosenthal asked about the importance and functionality of the Broadway court. Ted Flato, Partner for Lake/Flato Architects, responded that the court was proposed to function as a open space for people to congregate in front of the chambers and noted that at night the chambers would have a lantern quality.

City Manager Becky Waldman commented that having a vestibule off the Broadway court will help buffer the western sun exposure into the City Council Chambers and invites openness. Councilwoman Harwell agreed that the Broadway court gives the perception of openness; especially to the public.

There were discussions among the Councilmembers regarding the stone walls and stucco buildings. A discussion ensued about the proper height of the wall and the potential types of construction available. Mr. Harris reported that the interior courtyard (City court) is still being designed, but will utilize hard and soft landscaping.

Councilmember McCormick asked about the cost to maintain wood exteriors. Mr. Flato informed City Council a recycled material commonly used on decks was being considered for these areas. This material gives the appearance of high-quality wood, is easy to maintain, lasts longer than wood products, is green and is reasonably priced.

Councilwoman Harwell inquired about the location of kitchenettes in either the Council Chambers and/or the City Hall/Police Station. Mr. Harris identified the kitchenettes proposed at both the City Hall/Police Station and at the Council Chambers. Councilwoman Harwell inquired about a flexible office or a conference area that the Mayor and the Councilmembers may utilize. There were discussions among City staff and Councilmembers about using conference rooms and the possibility of not having a bathroom at the rear of the Council Chambers. It was noted that in the proposed facility utilization scheme, the executive conference room located at the rear of the Council Chambers may be utilized by Councilmembers.

Councilwoman Harwell asked Mr. Harris about the possibility of a vehicle entrance south of the Fire Station site to prevent employee traffic from going into the neighborhood. Mr. Harris responded that due to elevation and the space between the Fire Station and adjacent property, a vehicle access is not allowable.

Mayor Pro Tem Souter asked about the possibility of making a two-way vehicle access between the Fire Station's apparatus bay and City Hall/Police Station. Mr. Harris responded that it was considered but not possible due to width constraints between the buildings. Assistant City Manager/Public Works Director Shawn Eddy stated the street is proposed to be used as an exit only and there will be separate designated parking areas for both staff and customers.

John Grable, 208 Wildrose Avenue, Architect, commented positively on the proposed floor plans, specifically being "green". Mr. Grable shared his professional insight about the parking plans, Fire Station, and the Council Chambers being on the corner of Blue Bonnet Boulevard and Broadway Street. Mr. Grable expressed his gratitude that the tin man tower was incorporated in the schemes because it serves as an icon to the community.

Councilman McCormick thanked Lake/Flato for incorporating change without change. Councilman McCormick recommended a tour of the Girl Scout Headquarters located near the airport because he believed that it was a good example of a high-quality but affordable office building.

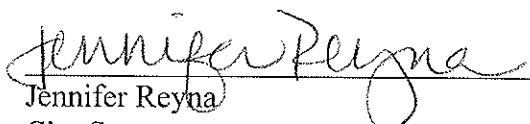
Mayor Pro Tem Souter complimented Lake/Flato and City staff in addressing the proposed plans to be energy efficient. Councilman Kiel is pleased with the functionality and floor plans are efficient. The Councilmembers appreciated and commended Lake/Flato Architects on the presentation of the proposed preliminary floor plans and preliminary schematic design of the facilities.

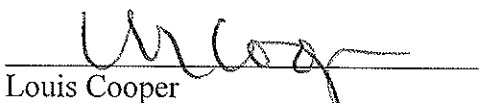
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Mayor Cooper adjourned the meeting/work session at 9:48 a.m.


Jennifer Reyna
City Secretary


Louis Cooper
Mayor